

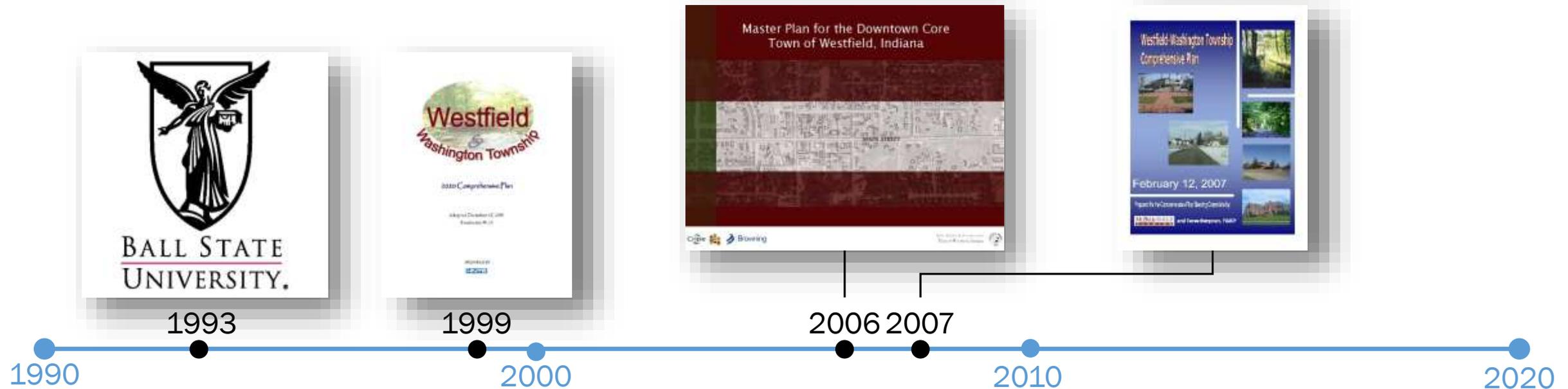
# Planning for Grand Junction

Economic and Community Development Department

Jesse Pohlman, Senior Planner

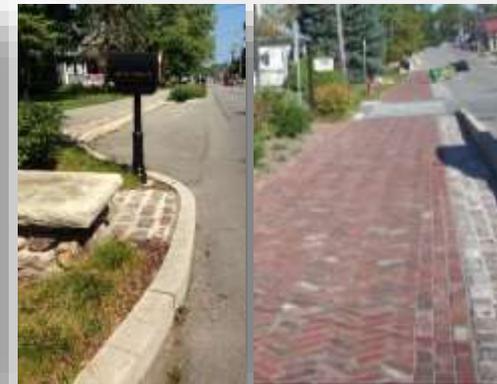
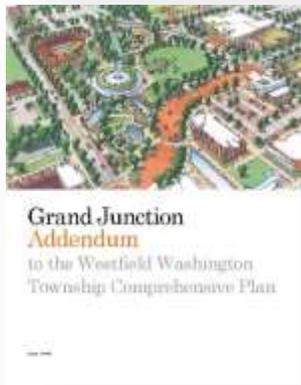
## Downtown Progress

- 1993: Ball State University Study (Planning and Design Studies)
- 1999: 2020 Westfield-Washington Township Comprehensive Plan
- 2006: Cripe Plan (Master Plan for the Downtown Core)
- 2007: Westfield-Washington Township Comprehensive Plan



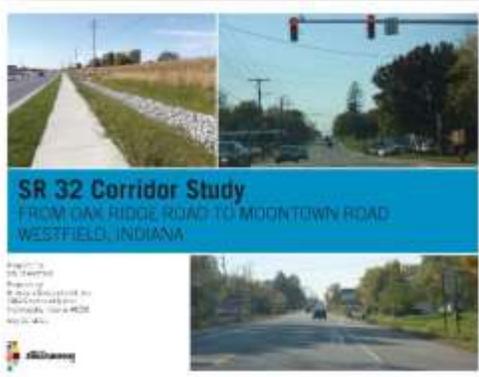
## Downtown Progress

- 2009: Grand Junction Master Plan Addendum
- 2009: Grand Junction Conceptual Design Charrette
- 2010: Thoroughfare Plan Addendum
- 2010: South Union Street / Grand Junction Trail Project



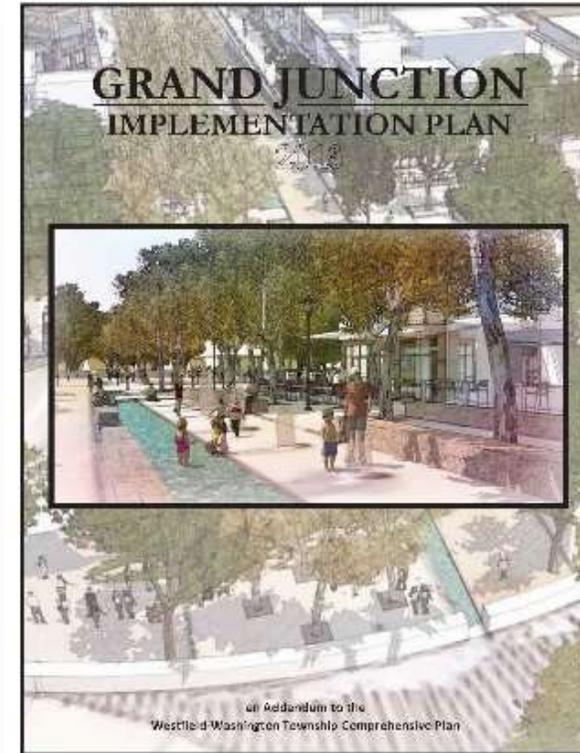
## Downtown Progress

- 2010: Main Street Corridor Study
- 2011: Midland Trace Trail (Union Street to Carey Road)
- 2011: Rededication of Old Friends Cemetery
- 2011: Façade Improvement Program



# Downtown Progress

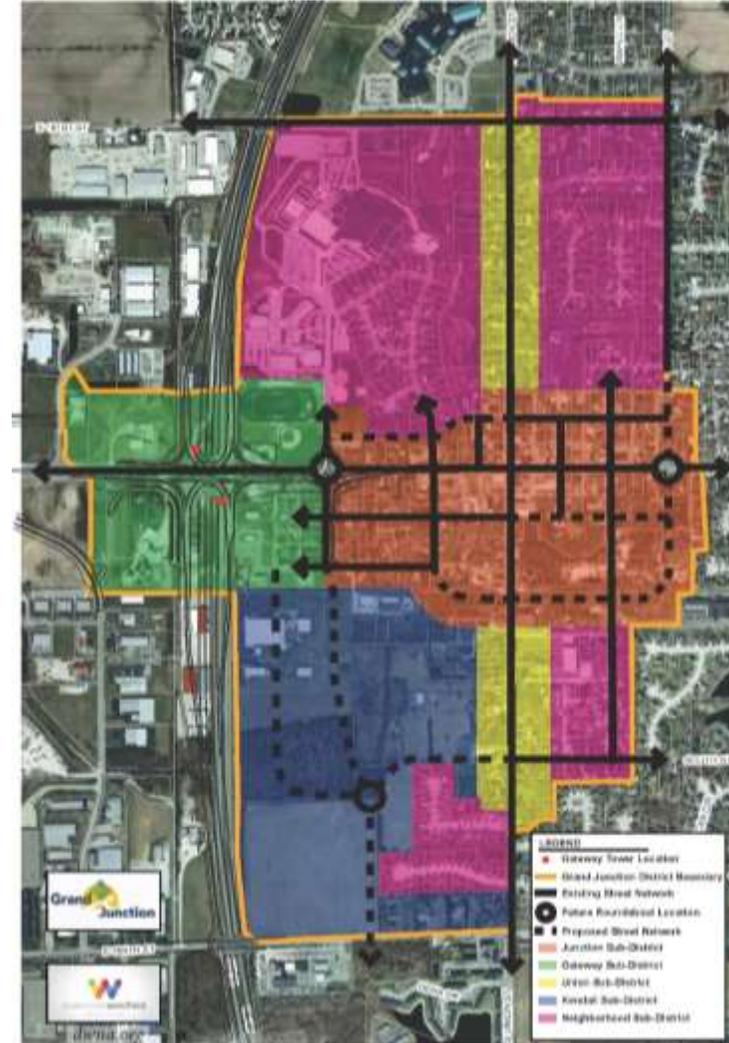
- 2013 Implementation Plan
  - Defines Grand Junction geographic boundary and sub-districts
  - Identifies 52 planning objectives
  - Prioritizes 10 planning objectives



## Implementation Plan

- TRANSIT
- HOUSEHOLD ATTRACTION
- STREETScape
- REGIONAL DETENTION
- LAND ASSEMBLY
- THE PLAZA
- BRANDING
- PARKING
- GATEWAY SUB-DISTRICT
- JUNCTION SUB-DISTRICT

**TOP TEN  
PRIORITY  
OBJECTIVES**



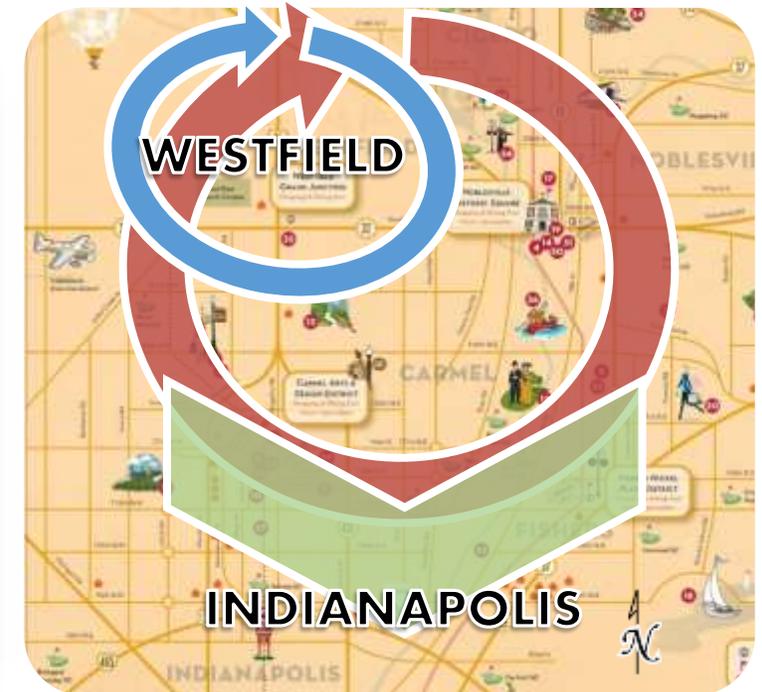
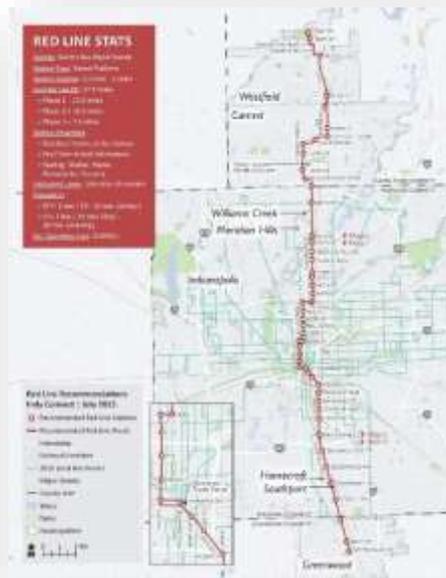
## SUB-DISTRICTS MAP

- LEGEND**
- Gateway Tower Location
  - Grand Junction District Boundary
  - Existing Street Network
  - Future Roundabout Location
  - Proposed Street Network
  - Junction Sub-District
  - Gateway Sub-District
  - Union Sub-District
  - Kendall Sub-District
  - Neighborhood Sub-District

\*Benchmarked in Junction Sub-District

# Implementation Plan

- TRANSIT\*
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# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETScape\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETScape\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



- South Union Street / Grand Junction Trail Project
- Sub-District addenda reinforce and expand streetscape objectives
  - Pedestrian experience
  - Front yard landscaping
  - Amenities / public spaces
  - Public art
  - Public infrastructure
  - Building facades

# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



- 2015: Phase One received regulatory approvals
- 2016: Construction of Phase One (in conjunction with Mill Street extension and pedestrian tunnel for Midland Trace Trail and plaza)
- Anticipate several future phases (e.g., in conjunction with Poplar Street extension)



*\*Benchmarked in Junction Sub-District*

# Implementation Plan

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- 2014: Schematic Design (SD)
- 2016: Construction Documents (CD)





\*Benchmarked in Junction Sub-District

## Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETScape\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

**PARKING\***

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

- 2015: America's Best Communities quarterfinalist grant funds used to engage a parking consultant
- City continues to identify parking alternatives (short and long term)

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

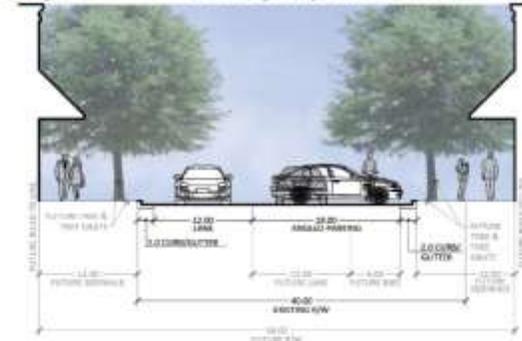


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

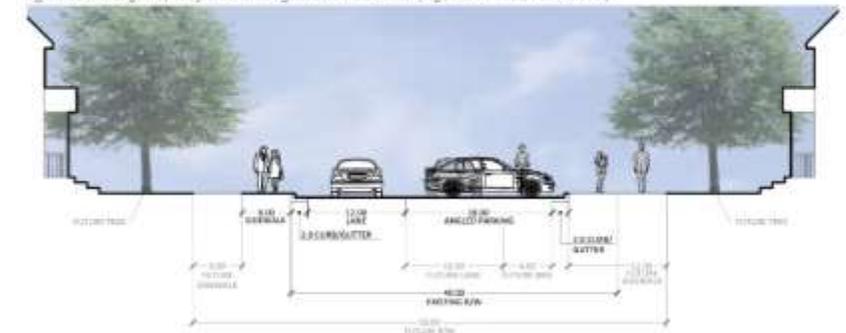
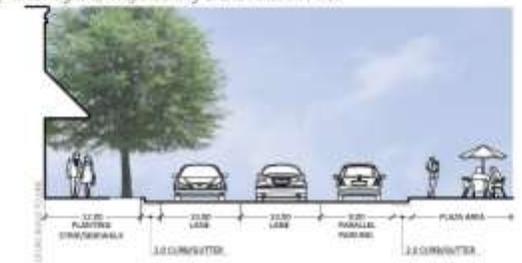


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza



# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

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BRANDING

PARKING

GATEWAY SUB-DISTRICT

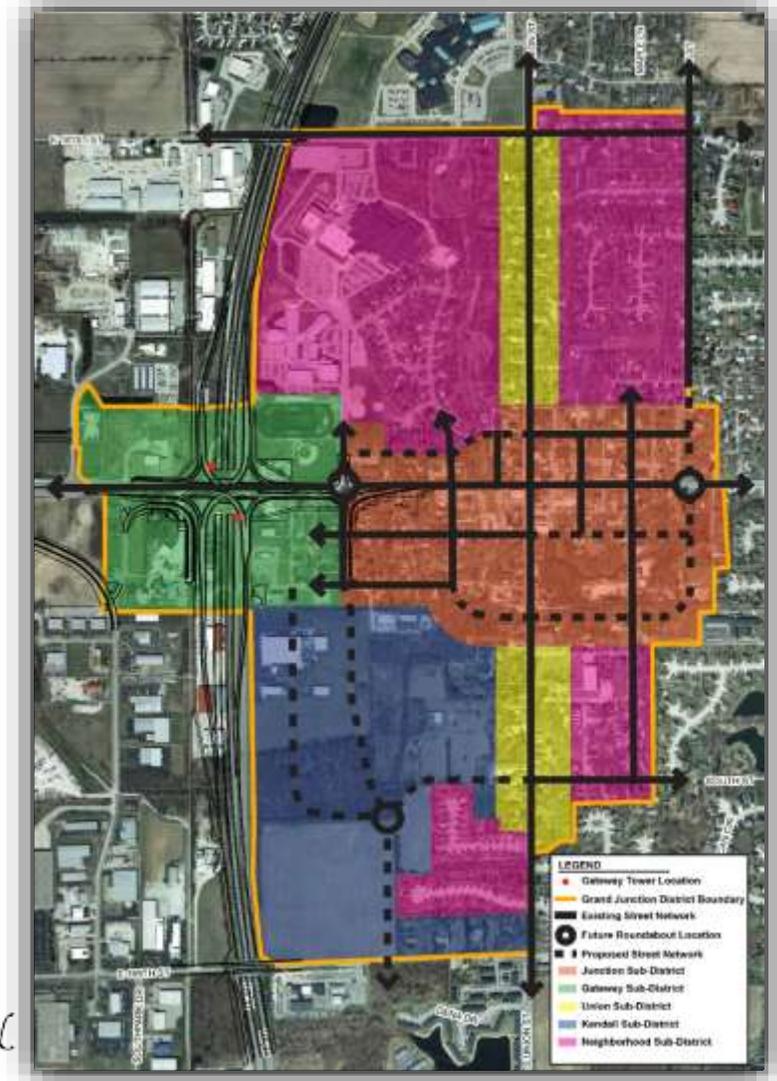
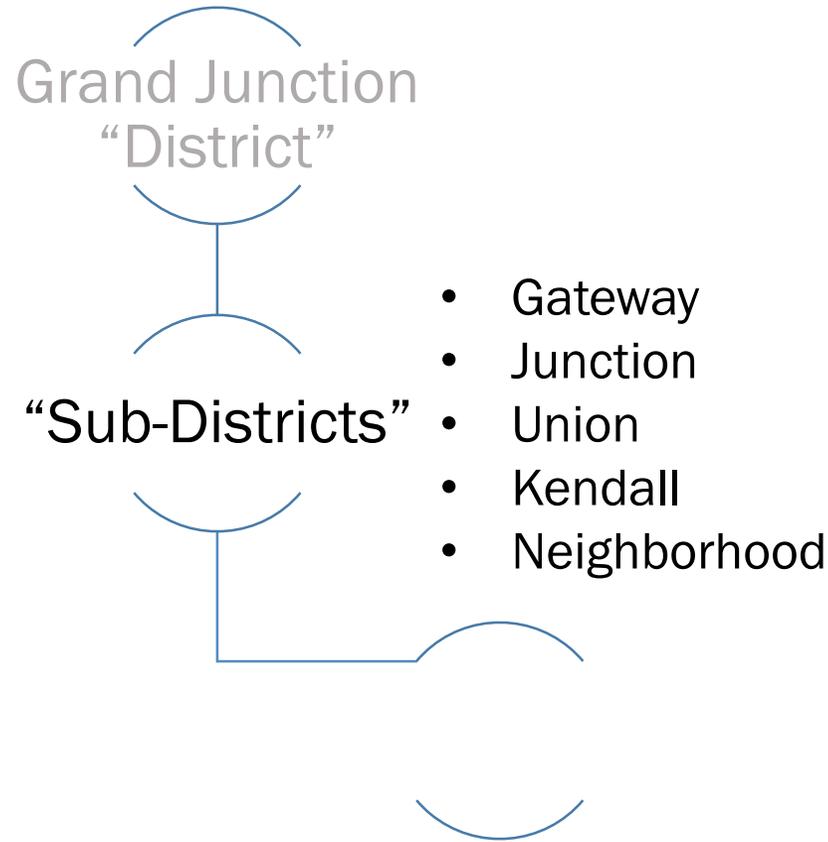
JUNCTION SUB-DISTRICT

Grand Junction  
“District”



# Implementation Plan

- TRANSIT
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A  
NC

# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETSCAPE

REGIONAL DETENTION

LAND ASSEMBLY

THE PLAZA

BRANDING

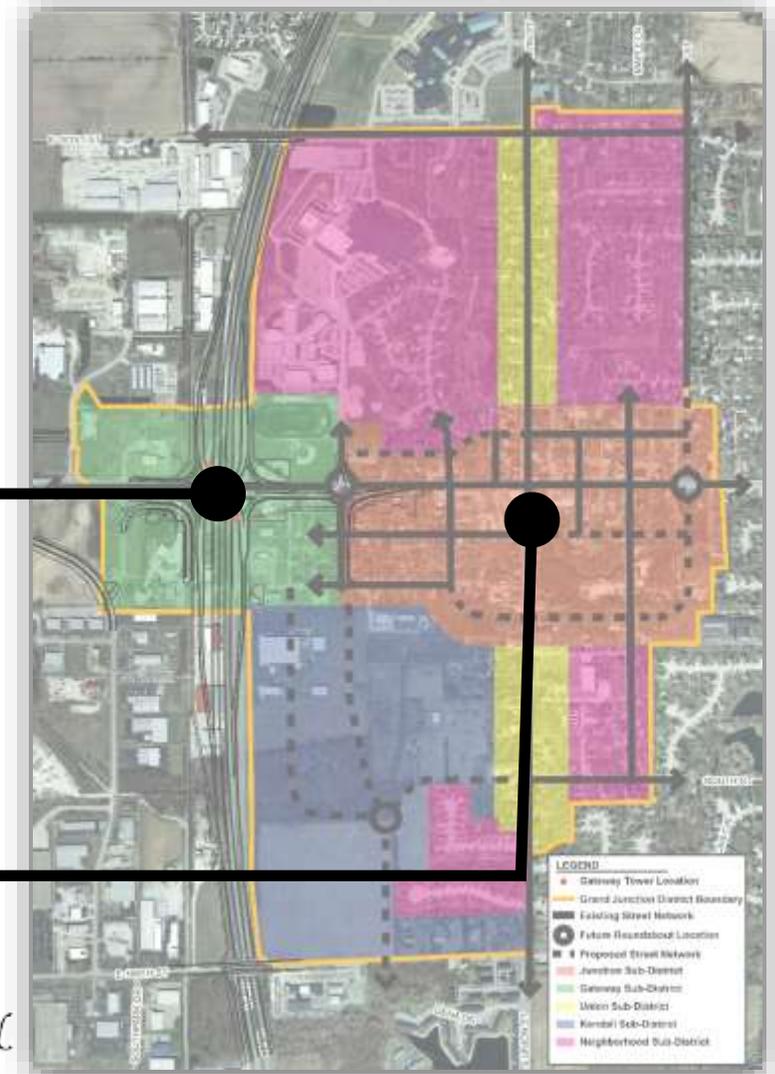
PARKING

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

Grand Junction  
“District”

“Sub-Districts”



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NC

# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETScape

REGIONAL DETENTION

LAND ASSEMBLY

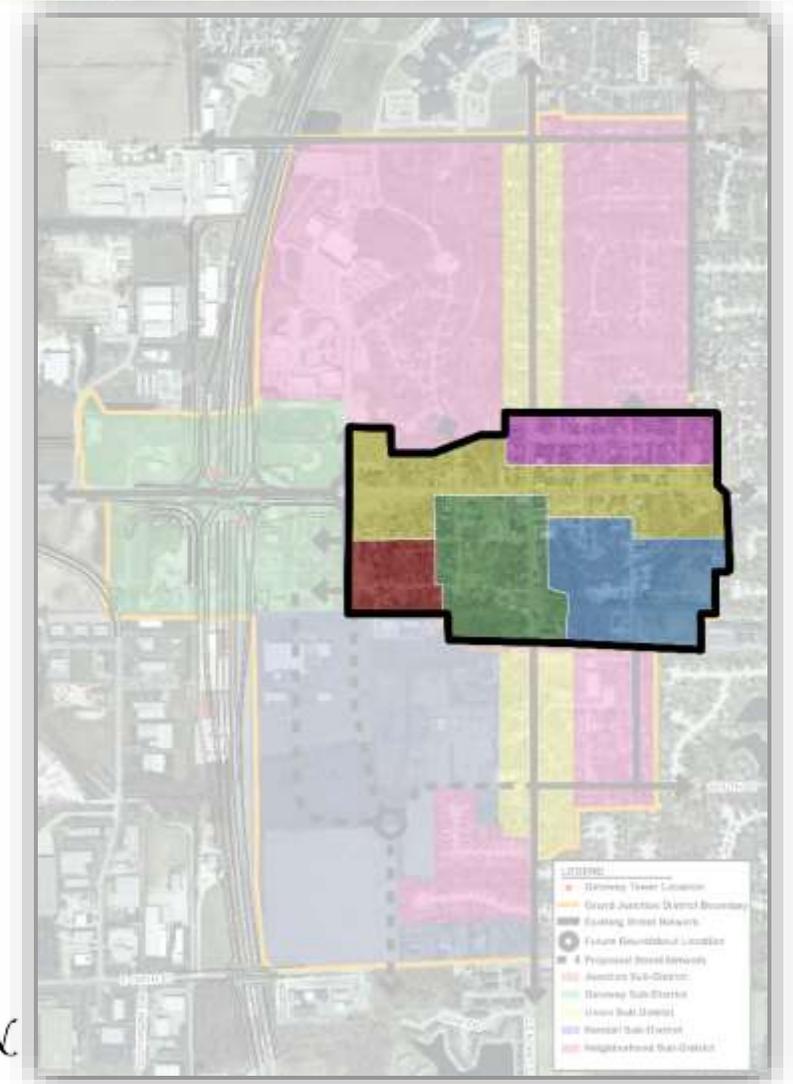
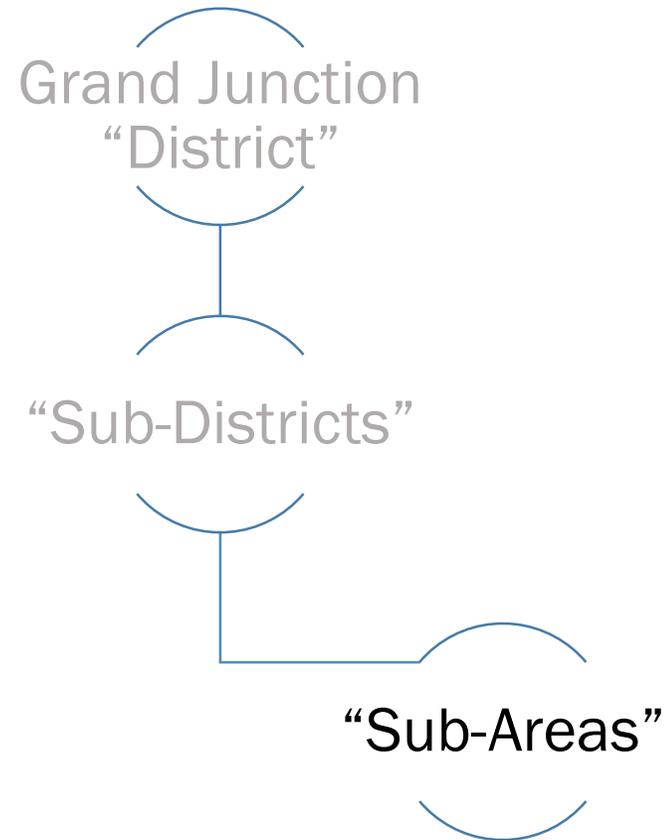
THE PLAZA

BRANDING

PARKING

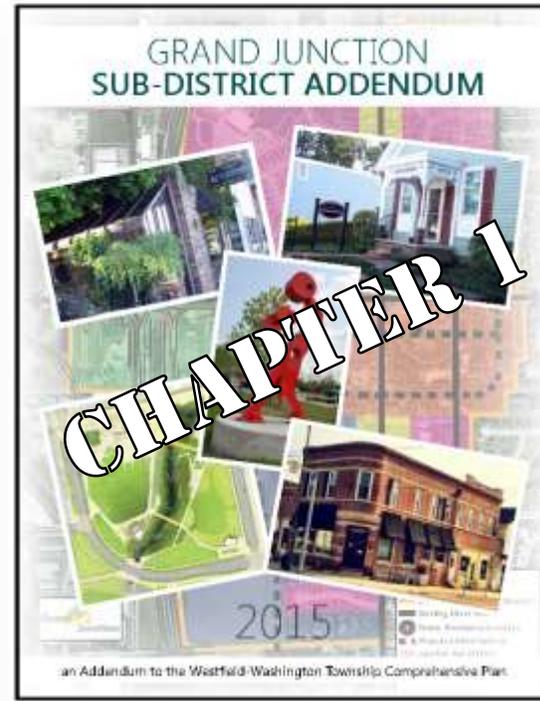
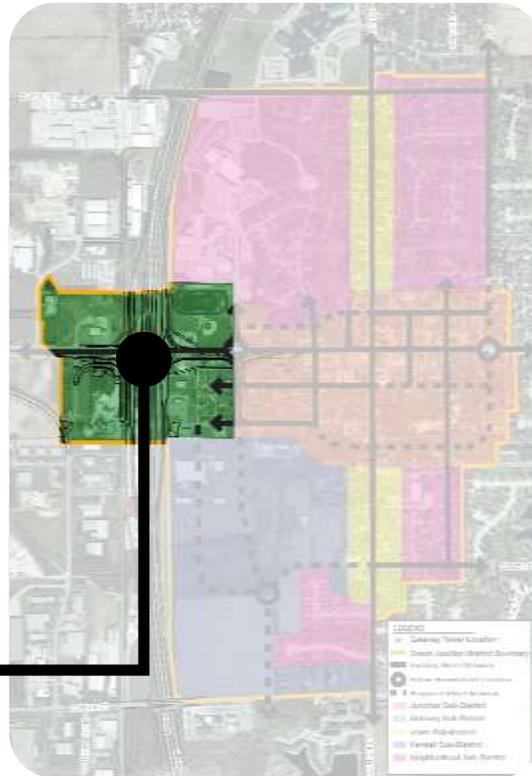
GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



# Implementation Plan

- TRANSIT\*
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GATEWAY NORTHEAST CORNER

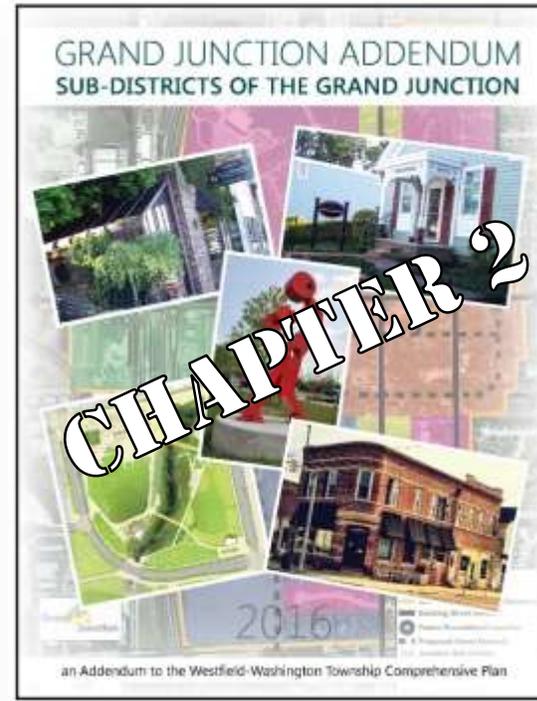
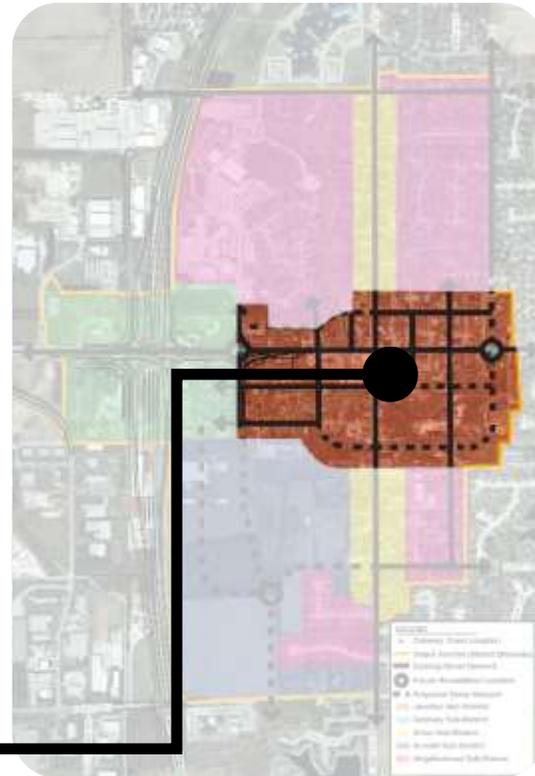


GATEWAY SOUTHWEST CORNER



# Implementation Plan

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- 03/14/16: Council Introduction
- 04/04/16: Plan Commission Public Hearing and Presentation
- 05/09/16: Council Adoption Consideration



## Junction Sub-District

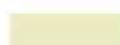
- Comprehensive Plan document
- Benchmarks progress and refines vision and expectations
- Identifies land uses, development and design guidelines
  - Mixed use
  - Pedestrian emphasis
  - High quality building materials / eclectic architectural styles
- Broader guidelines
  - Amenities
  - Access and circulation
  - Parking
  - Outdoor display and dining
  - Landscaping
  - Signage
  - Lighting
- Sub-area specific guidelines

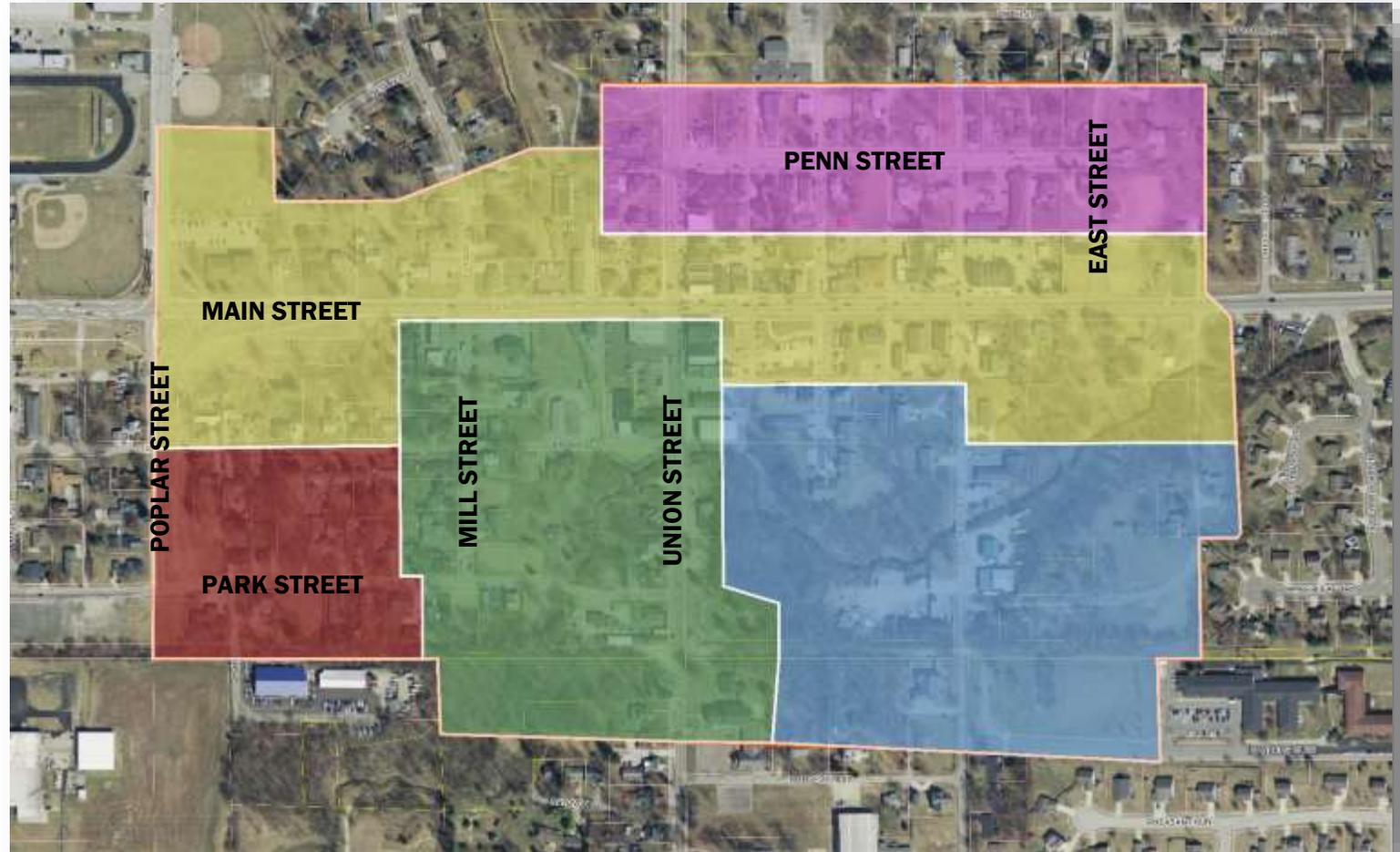
## Junction Sub-District

### SUB-DISTRICTS MAP LEGEND



### JUNCTION SUB-DISTRICT SUB-AREAS

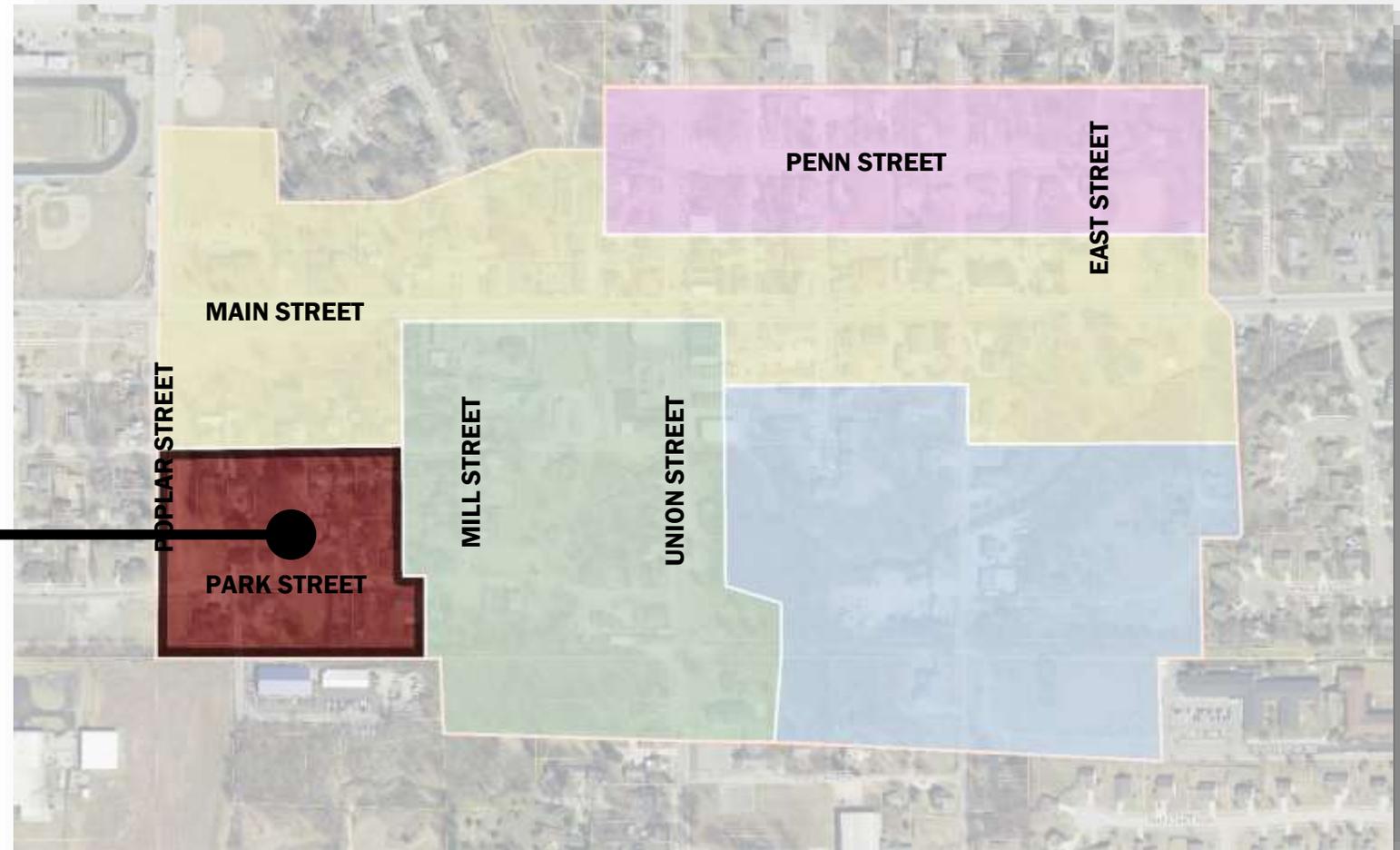
-  PARK STREET CORRIDOR
-  MAIN STREET CORRIDOR
-  PENN STREET CORRIDOR
-  GRAND JUNCTION PLAZA BLOCK
-  GRASSY BRANCH QUADRANT



# Junction Sub-District

## Park Street Corridor Sub-Area

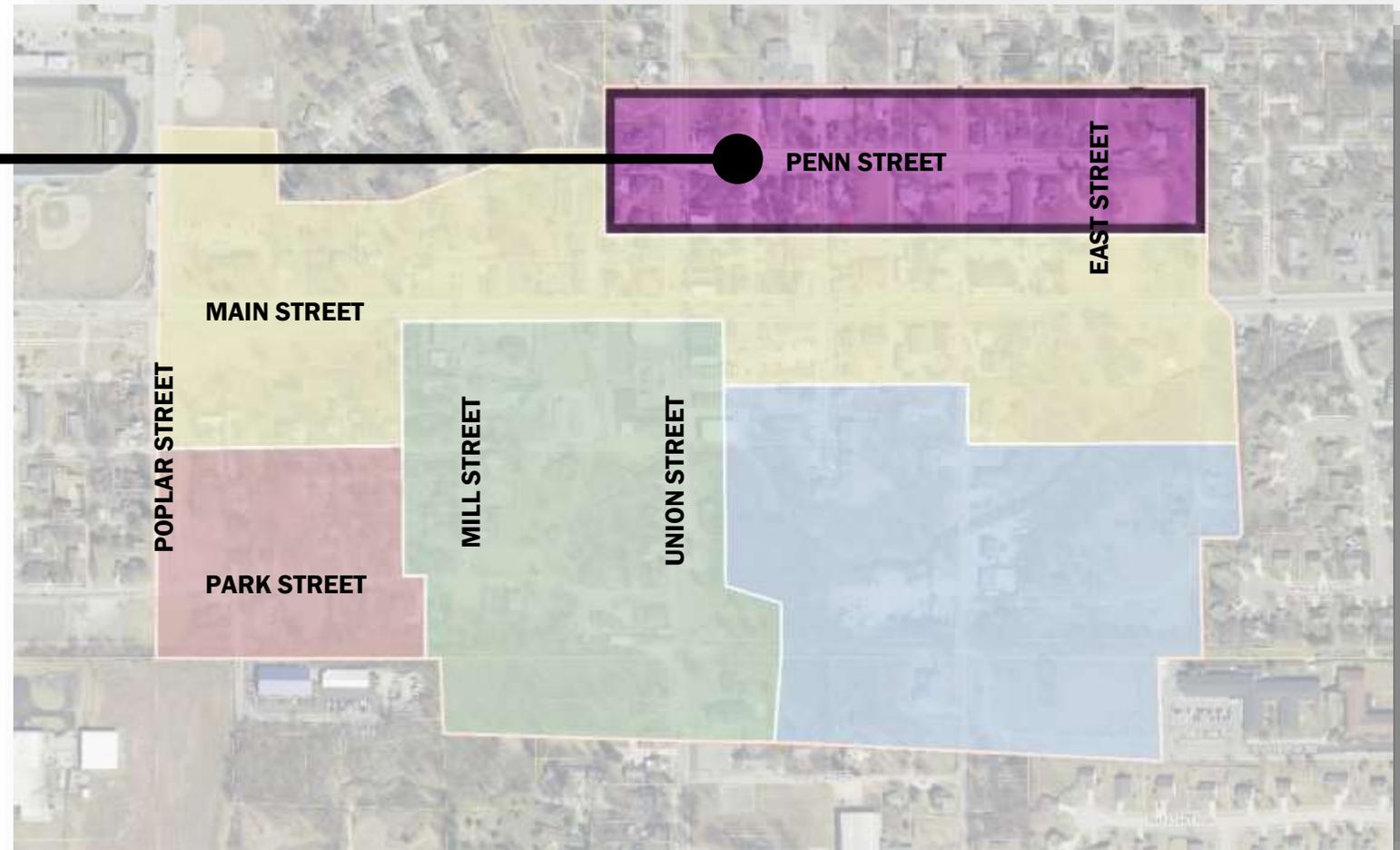
- Village character
- Infill development
- Adaptive reuse and infill of eclectic 1.5 to 2 story buildings
- Midland Trace Trail connectivity



# Junction Sub-District

## Penn Street Corridor Sub-Area

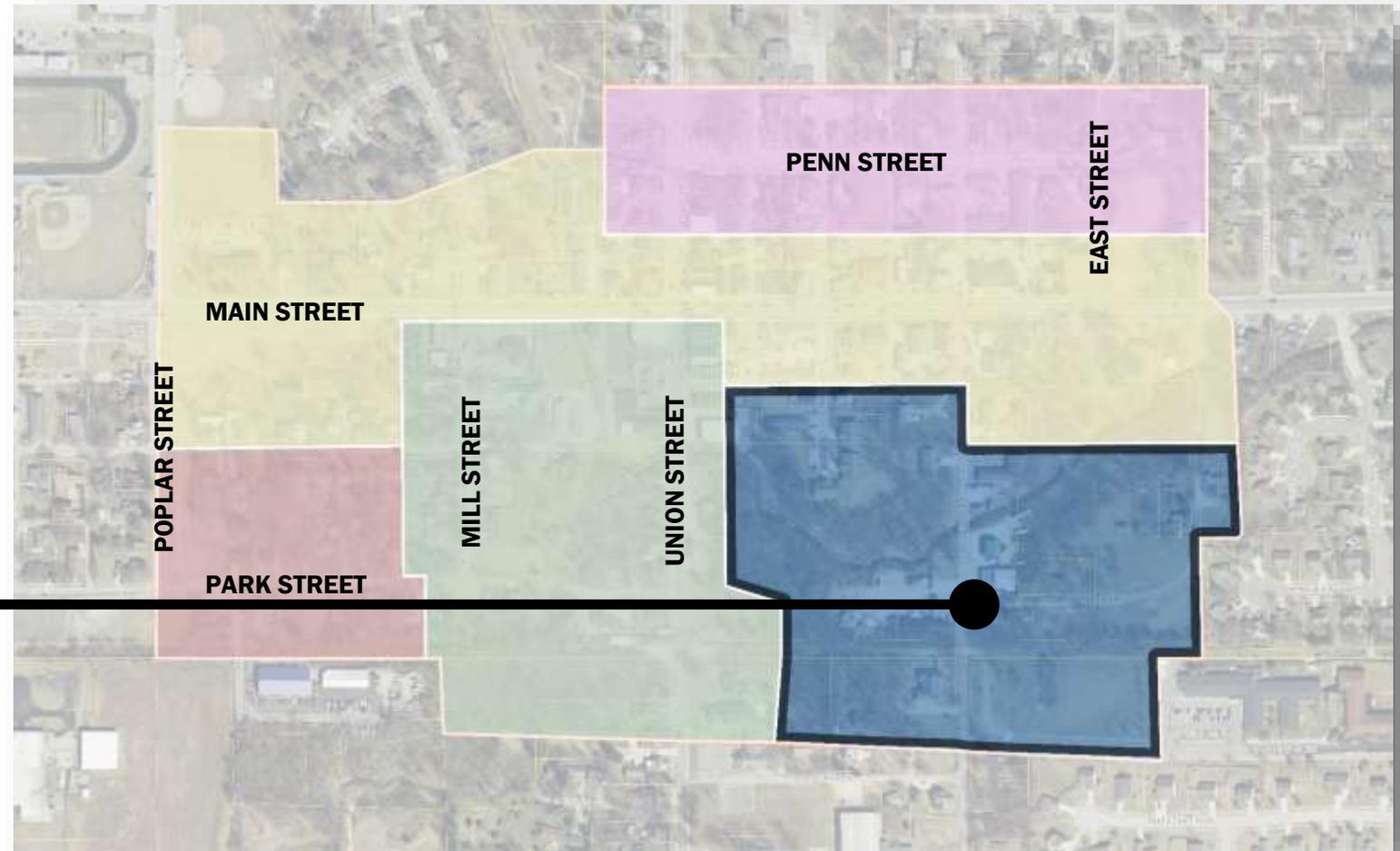
- “Old Town” character
- Infill development
- Preserve and enhance existing two story single family form
- Primarily single family uses with low intensity conversions (e.g., office, B&Bs)



# Junction Sub-District

## Grassy Branch Quadrant Sub-Area

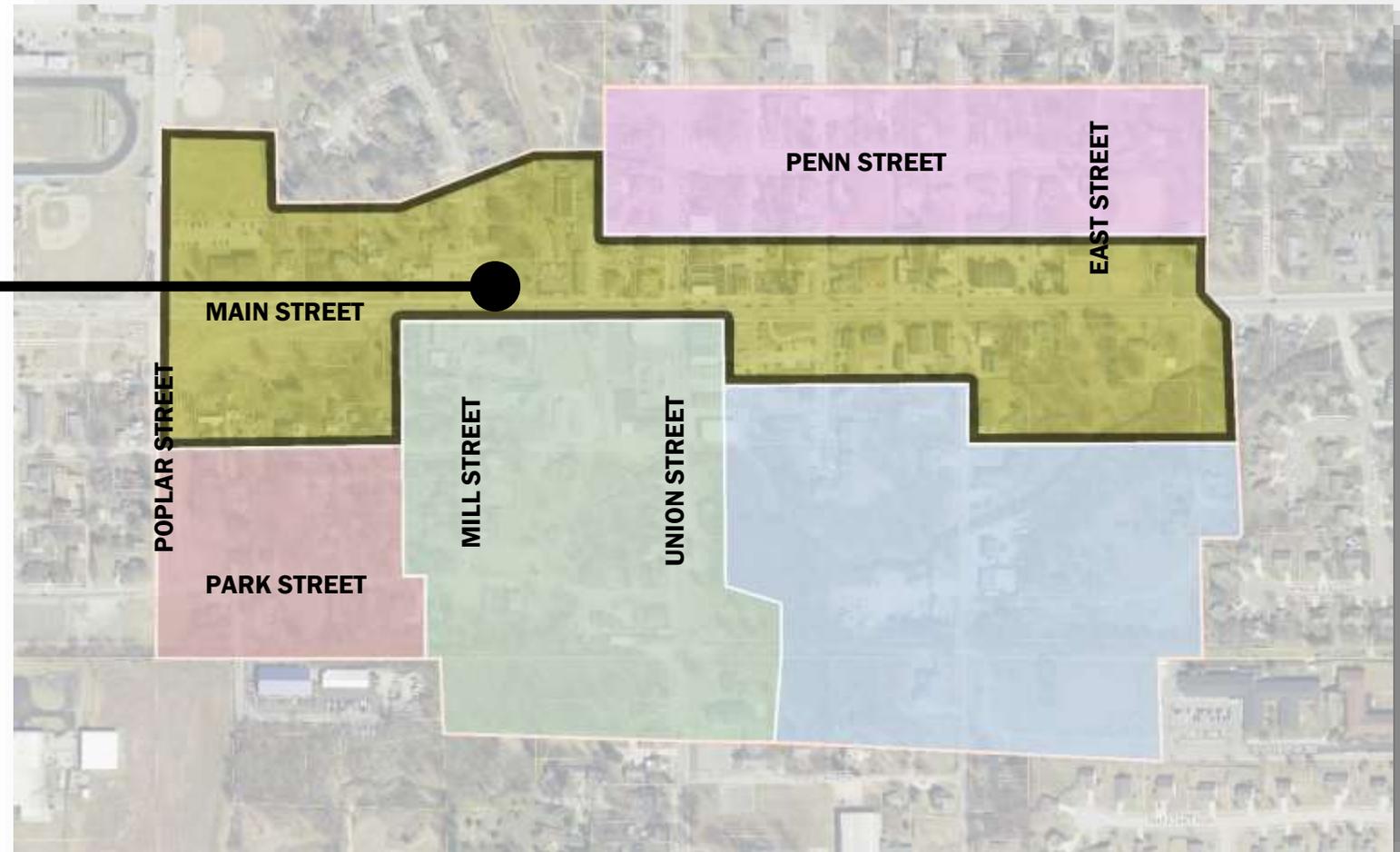
- Preserve and enhance riparian corridor
- Likely uses could include multi-family, mixed use or boutique shops and restaurants



# Junction Sub-District

## Main Street Corridor Sub-Area

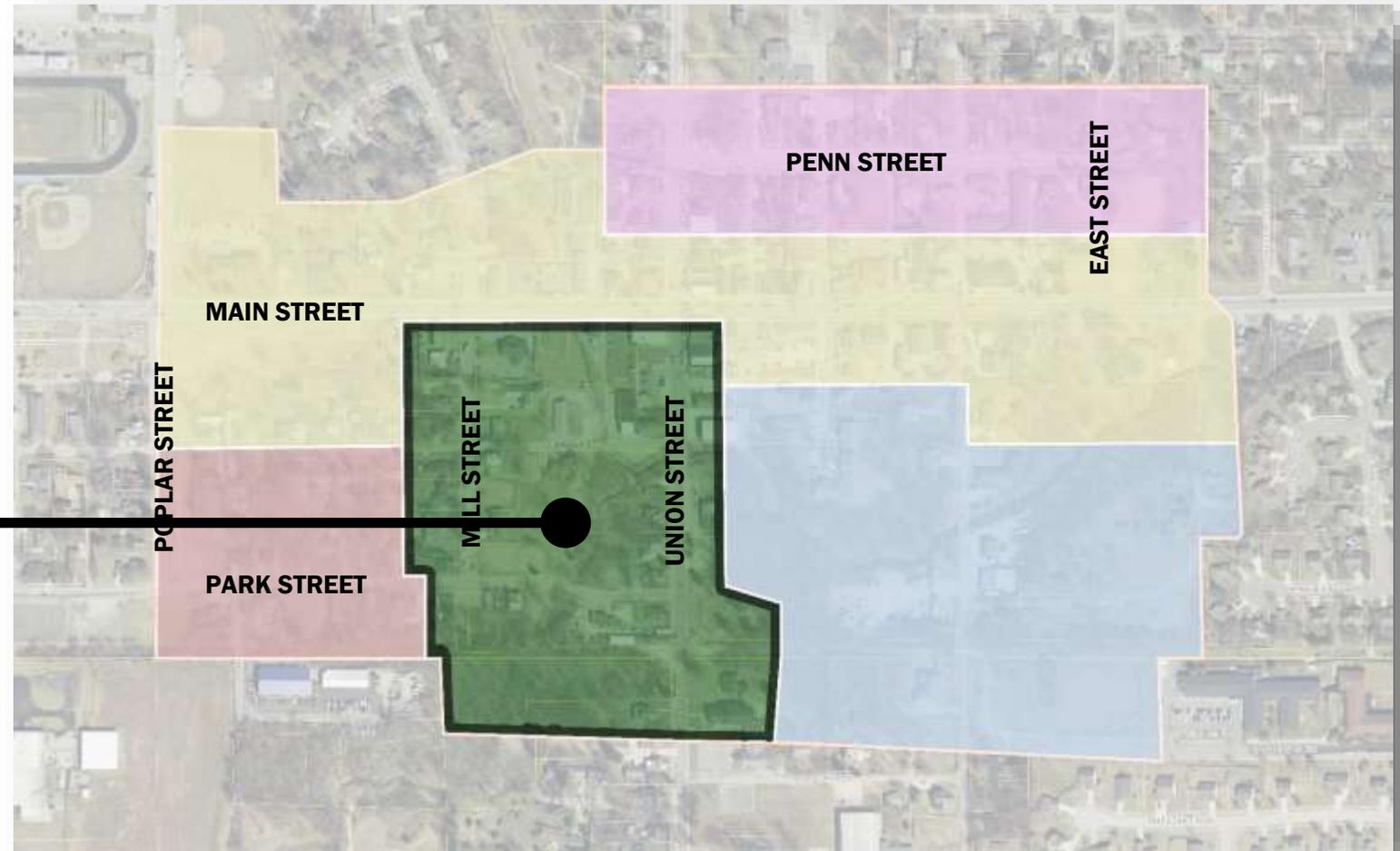
- Redevelopment
- 3-6 story buildings near core and Gateway; remaining anticipated as 2 usable stories
- Urban form
- Minimum build-to-lines and interior parking



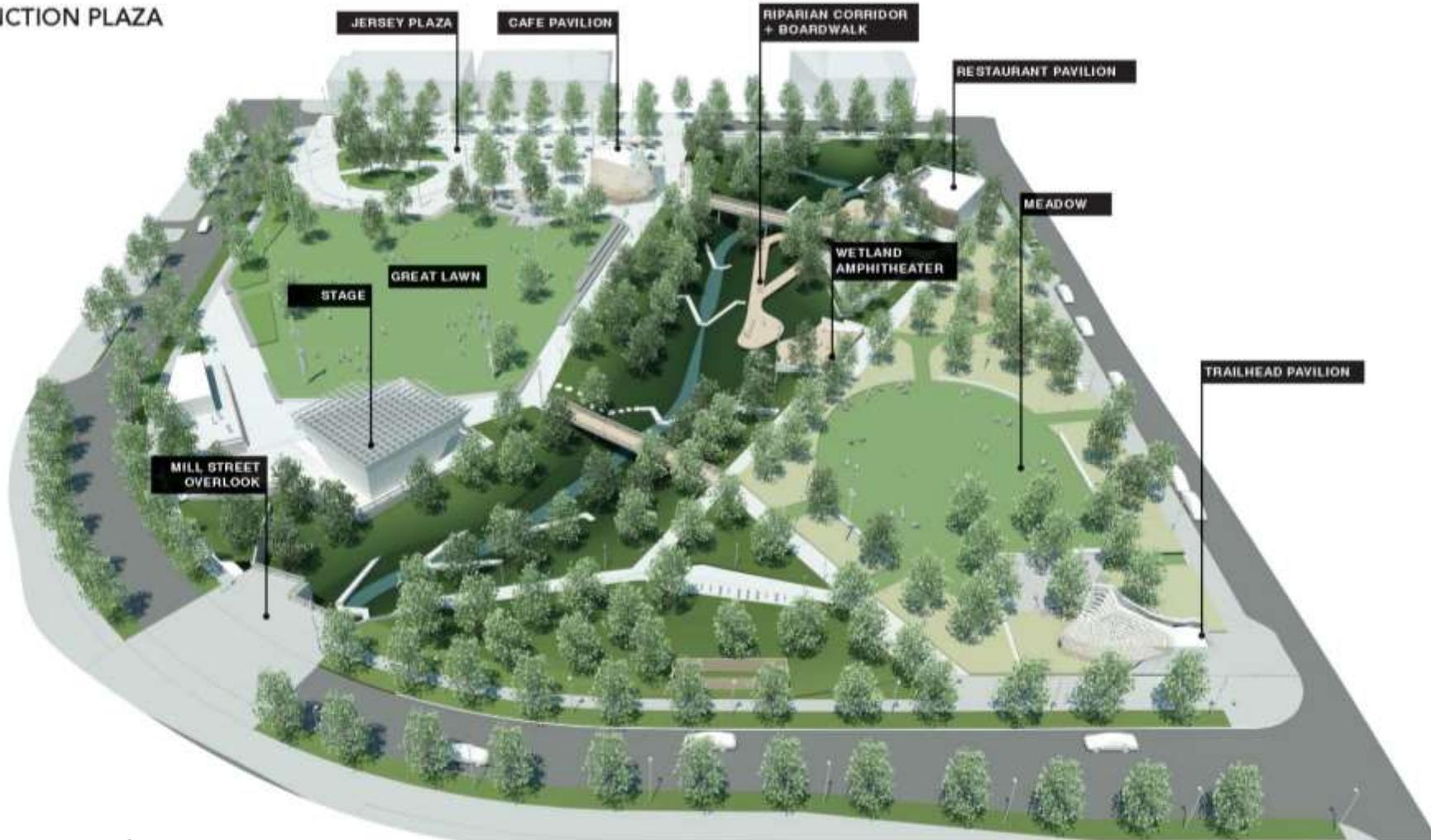
# Junction Sub-District

## Grand Junction Plaza Block Sub-Area

- Redevelopment
- 3-6 story mixed use buildings
- Urban form
- Minimum build-to-lines and interior parking
- Pedestrian-scaled architecture



## GRAND JUNCTION PLAZA



QUESTIONS?